

TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 10R__

**A RESOLUTION REGARDING THE REVIEW OF AN AMENDMENT TO THE
CONDITIONAL USE PLAN OF GLACIER PARK SELF STORAGE, AND
ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS
FAVORABLE TO THE AMENDED CONDITIONAL USE APPLICATION.**

WHEREAS, the Board of Trustees of the Town of Frederick, Colorado, on October 26, 2010 reviewed the application of Glacier Park Self Storage, through its agent Grant, Grant & Goiran, LLC, for amendment of the Conditional Use approval for Phase 2 of development on the following real property, to wit:

Lots 6 and 7, Block 1 Glacier Park Business Park Amended First Filing, a portion of the NE 1/4 of Section 3, Township 1 North, Range 68 West of the 6th PM, Town of Frederick, County of Weld, State of Colorado.

WHEREAS, on January, 13th, 2009, the Board of Trustees, considered and approved the initial application for Conditional Use on the subject property.

**BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF
FREDERICK, COLORADO, AS FOLLOWS:**

Section 1. Findings of Fact. The following findings are made by the Board of Trustees of the Town of Frederick, after due consideration of the recommendations made by the Planning Commission:

- a. The applicant's application and supporting documents are in substantial compliance with *Article 4, Sec. 4.9 par. 4, Conditional Use*, of the *Frederick Land Use Code*.
- b. The Conditional Use plan as amended is compatible with adjacent land uses and conforms to the requirements and standards established in *Article 4, Sec. 4.9 par. 4, Conditional Use*, of the *Frederick Land Use Code*.
- c. The Conditional Use plan as amended preserves the health, safety, welfare and interest of the citizens of the Town of Frederick, Colorado.

**Section 2. Conclusions and Order Approving the Amendment of the
Conditional Use Plan of Glacier Park Self Storage.**

- a. That the proposed amendment to the Glacier Park Self Storage Conditional Use Plan complies with the applicable sections of *Article 4, Subdivision Regulations*, of the *Frederick Land Use Code*.
- b. That the following conditions are conditions of approval of the

amendment to the Conditional Use of Glacier Park Self Storage. The Conditions include but are not limited to:

1. Applicant may combine spaces for use for larger stored items but shall not divide spaces identified on parking plan.
 2. Approval of outdoor storage in the area specified on the plans expires upon construction of each individual building.
 3. The sidewalk adjacent to Imperial Street will be constructed prior to the issuance of the first building permit of Phase 2.
- c. The proposed amendment to the Conditional Use plan of Glacier Park Self Storage, subject to the above conditions, should be granted approval.

INTRODUCED, READ, PASSED, AND SIGNED THIS 26th DAY OF OCTOBER, 2010.

ATTEST:

TOWN OF FREDERICK

By _____
Nanette S. Fornof, Town Clerk

By _____
Eric E. Doering, Mayor